090.0	0003	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	676,100 /	676,100
					USE VALUE:	676,100 /	676,100
					ASSESSED:	676,100 /	676,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		CRAWFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DORATO GERARD
Owner 2:	
Owner 3:	
Street 1:	17 CRAWFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DORATO CARLA & GERARD -
Owner 2:	-
Street 1:	17 CRAWFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,329 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1566 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7329.000	228,200		447,900	676,100
Total Card	0.168	228,200		447,900	676,100
Total Parcel	0.168	228,200		447,900	676,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.74 | /Parcel: 431.7

Legal Description

User Acct 57716

GIS Ref

GIS Ref

Insp Date 11/07/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 090.0-0003-0002.0

!7307!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	228,200	0	7,329.	447,900	676,100	676,100	Year End Roll	12/18/2019
2019	101	FV	190,400	0	7,329.	454,300	644,700	644,700	Year End Roll	1/3/2019
2018	101	FV	190,400	0	7,329.	339,100	529,500	529,500	Year End Roll	12/20/2017
2017	101	FV	190,400	0	7,329.	307,100	497,500	497,500	Year End Roll	1/3/2017
2016	101	FV	190,400	0	7,329.	294,300	484,700	484,700	Year End	1/4/2016
2015	101	FV	178,400	0	7,329.	249,500	427,900	427,900	Year End Roll	12/11/2014
2014	101	FV	178,400	0	7,329.	236,800	415,200	415,200	Year End Roll	12/16/2013
2013	101	FV	178,400	0	7,329.	225,200	403,600	403,600		12/13/2012

PRINT

Date	Time
12/10/20	21:57:28

LAST REV

Date	Time
05/07/19	13:33:04

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7307

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DORATO CARLA &	43103-396		6/22/2004	Family	1	No	No		
SEELER DRAKE MA	28579-352		5/15/1998		242,000	No	No		Y

USER DEFINED

Prior Id # 1:	57716
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2017	998	Wood Dec		C				
2/4/1993	32		21,000					ADD 10X15

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
12/17/2008	Meas/Inspect	372	PATRIOT
3/16/2000	Inspected	276	PATRIOT
1/21/2000	Mailer Sent		
1/21/2000	Measured	264	PATRIOT
8/2/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7329		Sq. Ft.	Site		0	70.	0.87	5									447,911						447,900	

Total AC/HA: 0.16825 | Total SF/SM: 7329 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 447,911 | Spl Credit | Total: 447,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.32049799
Const Adj.:	0.99989998
Adj $ / SQ:	138.638
Other Features:	72000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	310113
Depreciation:	81870
Depreciated Total:	228243

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

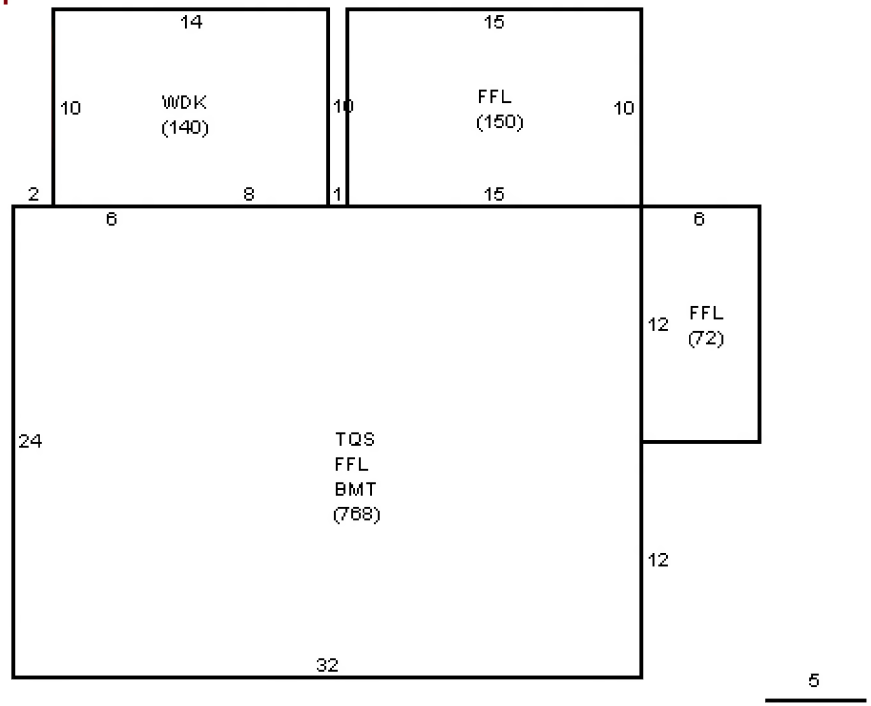
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	138.64
Special Features:	0	Val/Su Net:	105.31
Final Total:	228200	Val/Su SzAd	145.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	990	138.640	137,252
TQS	3/4 Story	576	138.640	79,856
BMT	Basement	461	41.590	19,165
WDK	Deck	140	13.140	1,840

Net Sketched Area:	2,167			Total:	238,113
Size Ad	1566	Gross Are	2666	FinArea	1566

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	60				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---